

Community Development Connection

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Office of Community Office -
Town of Amherst



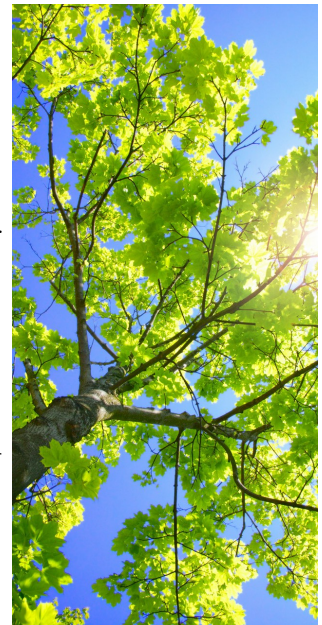
Trees in the Historic District

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The Historic District Commission (HDC) would like to revise the process to remove dead, dying, and diseased trees within the Historic District to reduce liability to property owners while balancing their duty to maintain the historic landscapes of the district.

The revisions include clarifying the definition of “Mature Tree” and allowing a property owner to remove a tree determined to be dead, dying, or diseased by the Tree Warden without a Commission meeting. As currently drafted, trees to be removed would be required to have the stump ground to six inches below grade and a replacement native tree will be planted. If a tree is not determined to be dead, dying, or diseased, the traditional review by the HDC board will be required. The full text of the current draft changes are available on the [Special Projects](#) page or through the Community Development Office.

The HDC will be holding a worksession at their September 19th meeting, starting at 7:00 pm in the Brick School meeting room before adopting the draft language in October. Your ideas, comments, and concerns are always welcome and can be emailed to Sarah Marchant (smarchant@amherstnh.gov) for distribution to the HDC.



Did You Know— 2010 Master Plan Ten Key Recommendations

The [2010 Master Plan](#) identified the following *Ten Key Master Plan Recommendations That Can Shape Amherst's Future*. These recommendations are a key piece of the background information feeding into the [Strategic Planning](#) process being led by the Board of Selectmen through all Town Departments.

1. Ensure that new development and redevelopment respect Amherst's natural resources and complement the Town's existing character.
2. Preserve and protect historic and cultural resources throughout Amherst.
3. Continue to preserve Amherst's natural resources and rural landscapes including aquifers, prime agricultural soils, forests, scenic vistas, wildlife habitats, and water and air quality for the sustainable health, safety, and welfare of current and future generations.
4. Protect Amherst's extensive water resources for the benefit of residents and the environment including surface water features, groundwater, and aquifer areas.
5. Save open space in residential development.
6. Encourage redevelopment that enhances the appearance of existing commercial and industrial areas.
7. Improve the ease and convenience with which residents can walk and use bikes for recreation, shopping, commuting and going to school.
8. Provide educational facilities that support quality education for the Town's students.
9. Recognize the importance of recreation for health by providing needed facilities.
10. Continue to develop greenways and trails in order to provide a town-wide and inter-town system of recreational trails.

Community Planning Grant—Next Steps:

The Planning Board and the Community Development Office hosted a Public Input session on Wednesday, June 19th, at the Souhegan High School Information Center to kick-off the Round II Community Planning Grant. The grant was awarded to the community to combine and update the water resource ordinances with current Best Management Practices for the Watershed Conservation, Wetlands Protection, and Aquifer Conservation Districts in order to protect the high quality drinking water and watershed of the Town of Amherst and the Region. The purpose of the kick-off meeting was to hear from you – the residents and businesses of Amherst – your ideas and concerns as related to water resources and the associated ordinances. The goal of this project will be to prepare revised ordinances that reflect the goals of the Master Plan and the interests of the community for the voters to approve on the 2014 Town Ballot.



In addition to crucial public input and assistance gathered at the June 19th meeting, the Planning Board has been working with consultants and an Advisory Team including the Amherst Conservation Commission, Souhegan Valley Chamber of Commerce, Penichuck Waterworks, and the Towns of Merrimack and Milford, along with many other stakeholder groups to help ensure the ordinance revisions will work with the breadth of the community's needs. At this point they have [drafted basic definitions](#) and are working on revising and combining the Wetlands and Watershed Ordinances. A rough draft should be ready the first week in September, with a worksession tentatively planned for September 18th at Souhegan High School due to the Town Hall renovations. The draft revisions and agenda will be posted on the [Special Projects](#) page once finalized.

There will be additional meetings and revisions based on your feedback over the fall to be ready for public hearings in December. Keep your eyes out for information on this project.

If you would like to become more involved, please contact Sarah Marchant, Community Development Director, at smarchant@amherstnh.gov or 673-6041 to see how you can help.

"Three Free Ways to Promote Your City or Town via The Web"

A BROADBAND TRAINING SESSION: Presented by Andre Garron & Shane Bradt from UNH Cooperative Extension and the NH Broadband Mapping & Planning Program (NHBMPP)

WHEN: Wednesday, October 30th, 2013, 10:00am

WHERE: Nashua Regional Planning Commission (NRPC), 9 Executive Park Drive, Suite 201, Merrimack, NH Look for: NRPC Community and Economic Vitality Workshop Summary

For more information and a complete list of accepted items, please visit: www.nashuarpc.org or call 424-2240.

WE MOVED!

The Town Hall Offices were relocated as of July 29th to allow for the repair and replacement of Town Hall's roof and truss structures over the next several months. The offices of the Town Clerk, Tax Collector, Assessing, and Community Development (Building, Planning, Zoning, Code Enforcement, and Economic Development) have been relocated to temporary offices in the Central Fire Station Community Room, located at 177 Amherst Street. All phone numbers, email, and hours of operation will remain the same.

All Planning Board, Zoning Board, Heritage Commission, Historic District Commission, and Conservation Commission meetings have been relocated to space at Souhegan High School or the Brick School SAU building. Please check all agendas carefully as to the location of the meetings.

The repairs are to be completed by the end of October. As soon as the work is completed, all Departments, Boards, and Commissions will head back to our normal Town Hall spaces.

Note: The Town Administration, Welfare, and Finance Departments are only accessible by appointment during construction. Please call 673-6041 x210 for Town Administration and x213 for Finance Department.



Meeting Results:



Each month this column will bring you a quick update on the results of the Zoning Board, Planning Board, and Historic District Commission's deliberations:

Zoning Board (ZBA)

The ZBA heard three Variance requests August 13th:

1. Case #PZ 4228: Variance

131 Route 101A, PIN# 012-014-000 – Aspen Dental – To allow for two wall signs on one building.

The variance request was denied.

2. Case #PZ 4229: Variance

131 Route 101A, PIN# 012-014-000 – Aspen Dental – To allow area of internally illuminated signs to be greater than 25% of permitted sign area .

The variance was denied.

3. Case #PZ 4249: Variance

63 Route 101A, PIN# 002-084-000 – Chiang Mai Thai Restaurant – Allow patio and wall structure within the front setback.

The variance was approved to allow patio to be located within 11.4' of front property line.

PLEASE NOTE: September ZBA Meeting will be held at Souhegan High School, Information Center, Rm. 202.

Planning Board (PB)


The PB held a public hearing to hear one application on August 7, 2013 and a site walk on August 15 at 5:00pm.

1. Brad Knight – Acorn Fields – 12 Stearns Road, PIN# 004-065-001: Application for a non-commercial sports and recreation Non-Residential Site Plan with waivers requested from providing a Water Resource Management Plan/Stormwater Report, Traffic Study, and the scale at which the plans are required to be provided.

The application was tabled until the September 4, 2013 meeting to allow time for a site walk, scheduled for August 15, 2013 at 5:00 pm at 12 Stearns Rd, and the submission of additional information including written documentation of the proposed duration (months, days, hours) and average number of facility users during normal operations and the 4 proposed tournaments .

PLEASE NOTE: The September 4 and October 2 Planning Board meetings will be held at the Souhegan High School at 412 Boston Post Rd in the Auditorium.

(Continued on p.4)





Regional Climate and Energy Workshop
Developing a long term vision for stewardship and resiliency in the Nashua Region

SEPTEMBER 10, 2013 11:30 a.m. to 3 p.m. Lunch Served
NRPC Offices, 9 Executive Park Drive, Suite 201, Merrimack, NH

Regional Examples ♦ Funding ♦ Implementation
How can we prepare for the future while encouraging strong, resilient communities and promote energy savings?

Come share your ideas!

Please RSVP by **Sept. 3rd**:
Online at <http://granitestatetofuture.org/regions/nashua-region/rsvp/>
Or contact Karen Baker at KarenB@nashuarpc.org or (603) 424-2240, ext. 11
Space is limited.

Welcome to Amherst!

Clear Choice Home Improvements has, for many years, provided the highest quality windows, vinyl siding, roofing, seamless gutter and gutter cover products, customer satisfaction and confidence to homeowners throughout New England. Built on integrity, professionalism, and quality, we provide our customers in New Hampshire, Northern MA, Southern ME, and Southern VT with beautiful home improvements and peace of mind.

Check them out at: clearchoicehomeimprovement.com.
Please join us in welcoming this company to their new location within Walmart.



Meeting Results (continued)

Historic District Commission (HDC)

The HDC held three site walks on August 10th and a public hearing for the applications on August 15.

1. **Case #4279 -- Desany CO Trustee Jean C. and Anthony J., 124 Amherst Street, PIN #005-056-000:** to remove a 27" x 25" window and replace it with wood clapboards.

The application was approved as presented.

2. **Case #4284 – Joe & Wendy Taggart, 13 Church Street, PIN #017-065-000:** tree removal.

The application was approved as presented.

3. **Case #4297 – Brian & Alice Handwerk, 3 Manchester Road, PIN #-18-040-000:** tree removal (3).

The application was approved as presented.

4. **Case #4299 – Ruth McGrath, 4 Cross Street, PIN #017-019-000:** tree removal.

The application was approved as presented.

5. **Case #3737 — Rich & Susannah Humphrey, 44 Courthouse Road, PIN #016-024-003:** (continuation of applicaiton) to repair front walkway, install granite wing-walls at the end of the driveway.

The application was approved as presented.

6. **DISCUSSION:** Draft wording to amend the Historic District Regulations, to clarify the definition of a mature tree and modify the requirements for the review and removal of mature trees. *The draft wording is posted on the [Special Projects](#) page, the Board discussed minor revisions for replacement trees. Revised proposed wording for the regulation will be discussed at the September 19th meeting.*

PLEASE NOTE: The September 19 and October 17 Historic District Commission meetings will be held at the SAU Office Conference Room in the Brick School located at 1 School Street.

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WE ARE ON THE WEB!

WWW.AMHERSTNH.GOV

The Community Development Office strives to effectively manage community change in accordance with the Master Plan and the Town's ordinances and regulations by providing professional advice and technical expertise in a consistent and fair manner to citizens, boards, commissions, departments, and regional agencies on the implementation of land use ordinances, regulations, and policies for both the short and long term physical, natural, and economic development of the Town.

The Community Development Office is comprised of the Building, Zoning, Planning, Code Enforcement, and Economic Development Departments. The Office provides support to the Planning Board, Zoning Board, Amherst Conservation Commission, Historic District Commission, Heritage Commission, and the CIP Committee. The office provides a one-stop location for all land development processing in the Town.



NRPC UPDATE



COMMUNITY AND ECONOMIC VITALITY WORKSHOP SUMMARY

On May 31, 2013, the Nashua Regional Planning Commission hosted a Regional Community and Economic Vitality Workshop to gather community input regarding economic development and community vitality in the region. Members of the public were invited as well as planners, planning board members, representatives of local business, and economic development groups. The meeting began with two presentations. Kate Luczko from Stay Work Play New Hampshire focused on the efforts to attract and retain young people and Carolyn Radisch from ORW Landscape Architects and Planners presented on

breathing new life into commercial zones. Following the presentations, attendees broke out into focus groups.

FOCUS GROUPS SAID:

The Good:

Participants were satisfied with the highly educated workforce in the region, the safety of area communities, strength of local school systems, and ease of access to local conservation and preservation land.

Could be Better:

Some concerns included affordability of state universities, lack of entertainment and activities for young adults, several unmet infrastructure needs, that the region is a drive-thru not a destination, and residents would like to see a stronger approach to areas such as economic development, pro-

motion of arts and cultural resources, and investments in job training and higher education.

What can NRPC do?

Serve as an information and communications hub, convene an economic development coordinating committee, a regional economic development plan, land use and transportation plans for major corridors, regional bike and pedestrian plan, and more assistance in planning for community events.

Stay tuned for more upcoming workshops and events! If you are interested in learning more about the different committees and how to get involved or want more information on the Regional Plan, please contact Jen Cysz at jenc@nashuarpc.org.